045.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,119,300 / 1,119,300
					USE VALUE:	1,119,300 / 1,119,300
					ASSESSED:	1,119,300 / 1,119,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES JEFFREY W
Owner 2:	SALMON LESLIE A
Owner 3:	
Street 1:	55 HOPEDALE ST
Street 2:	
Twn/City:	ALLSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02134 Type:

PREVIOUS OWNER

Owner 1:	JONES JEFFREY W -
Owner 2:	-
Street 1:	12 ALTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 3795 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5600.000	648,900		470,400	1,119,300
Total Card	0.129	648,900		470,400	1,119,300
Total Parcel	0.129	648,900		470,400	1,119,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.94 | /Parcel: 294.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 31922
GIS Ref:
GIS Ref:
Insp Date: 04/14/09

!3830!

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	648,900	0	5,600.	470,400	1,119,300		Year end	12/23/2021
2021	104	FV	619,100	0	5,600.	470,400	1,089,500		Year End Roll	12/10/2020
2020	104	FV	619,100	0	5,600.	470,400	1,089,500	1,089,500	Year End Roll	12/18/2019
2019	104	FV	460,700	0	5,600.	499,800	960,500	960,500	Year End Roll	1/3/2019
2018	104	FV	460,700	0	5,600.	364,600	825,300	825,300	Year End Roll	12/20/2017
2017	104	FV	431,900	0	5,600.	317,500	749,400	749,400	Year End Roll	1/3/2017
2016	104	FV	431,900	0	5,600.	270,500	702,400	702,400	Year End	1/4/2016
2015	104	FV	384,600	0	5,600.	264,600	649,200	649,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:39:31

LAST REV

Date	Time
03/04/21	14:52:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3830

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES JEFFREY W	77064-293	1	2/25/2021	Convenience	100	No	No		
HELMICK WILLIAM	22010-527		5/5/1992		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	31922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/1994	439		5,000					REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2009	Measured	372	PATRIOT
3/7/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5600		Sq. Ft.	Site		0	80.	1.05	1									470,400						470,400	

Total AC/HA:	0.12856	Total SF/SM:	5600	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	470,400	Spl Credit		Total:	470,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03043473
Const Adj.:	0.99980003
Adj $ / SQ:	185.441
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797176
Depreciation:	148275
Depreciated Total:	648901

COMMENTS

EST BMT & UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

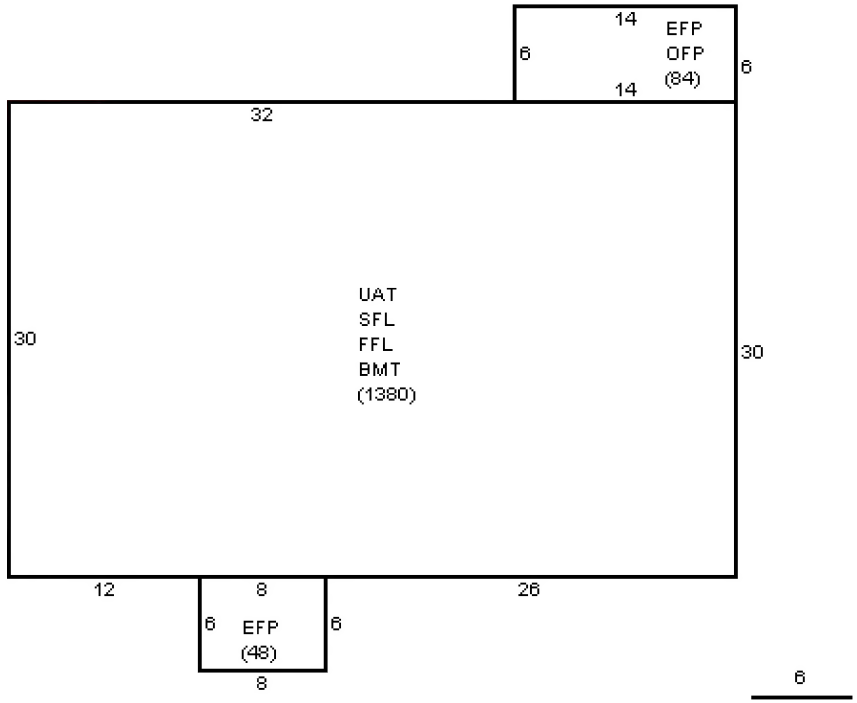
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.44
Special Features:	0	Val/Su Net:	138.03
Final Total:	648900	Val/Su SzAd	235.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,380	73.710	101,724
FFL	First Floor	1,380	185.440	255,909
SFL	Second Floor	1,380	185.440	255,909
UAT	Upper Attic	345	129.810	44,784
EFP	Enclos Porch	132	47.840	6,315
OFP	Open Porch	84	36.140	3,035

	Net Sketched Area:	4,701	Total:	667,676	
Size Ad	2760	Gross Area	5736	FinArea	3795

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	